

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 101 Acacia Street, Bendigo VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

\$520,000

&

\$560,000

Median sale price

Median price \$380,000

House

X

Suburb or
locality Bendigo

Period - From September
11th 2017

to

September 27th
2017

Source www.realestate.com.au

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 165 Don Street, Bendigo VIC 3550	\$490,000	21/09/17
2. 8 Flood Street, Bendigo VIC 3550	\$481,000	26/04/17
3. 113 Wattle Street, Bendigo VIC 3550	\$655,000	26/05/17

Property data source: www.rpdata.com.au. Generated on 27/09/17

Additional information about comparable sales.



Bendigo 165 Don Street

3 BED 1 BATH 1 CAR 4 ROOMS

METHOD Private
TYPE House
LAND Approx. 480m2



Bendigo 8 Flood Street

- BED - BATH 2 CAR - ROOMS

METHOD Private
TYPE House
LAND Approx. 157m2

Bendigo 113 Wattle Street

3 BED 1 BATH 2 CAR 4 ROOMS

METHOD Private
TYPE House
LAND Approx. 360m2